

Effective for 2016 Permits Additional Footing/Slab Inspection Requirements

Fulton County Subdivision Resolution Article 8.4.2 (adopted 11/4/15)

Every lot shall conform to the dimension, area, and size requirements of the Zoning Resolution and/or conditions of zoning.

- A. On any development, prior to obtaining a building permit, the person requesting the permit or the landowner must file a current survey of the property sealed by a registered land surveyor/engineer providing such information as shall be required by the Department. (Added 11/04/15)
- B. Prior to pouring footings/slab, it shall be the responsibility of the builder or developer to accurately and clearly flag all pin corner boundaries and building setback lines prior to any footings inspection. (Added 11/04/15)
- C. Should the builder or developer place any footing/slab within five (5) feet of an applicable building setback line or setback as conditioned by a Condition of Zoning, the builder or developer shall provide a footing (foundation) survey sealed by a registered land surveyor showing the footing location and the outer perimeter of the proposed structure. Prior to the footings/slab inspection and pouring of the footings/slab, it shall be the responsibility of the registered land surveyor to accurately and clearly flag the footing/slab location and the outer perimeter of the proposed structure. (Added 11/04/15)
- D. The failure to provide such a footing/slab survey shall be a primary consideration by the Board of Zoning Appeals in whether or not to grant any future variance request. (Added 11/04/15)

Implementation Process:

Step 1: During the building permit review, planning staff will notate on the comment sheet that the proposed structure will be within 5 feet of an applicable building setback and a footing/slab "location" survey is required.

Step 2: If proposed structure is within 5 feet of an applicable building setback, Permitting staff will:

- Add "location" footing/slab survey inspection (#145) to building permit
- Place a bright neon label "Location Survey Required" on the top right corner

Step 3: At the time of the requested 100 inspection, Fulton County Building Inspector will verify that all pin corners and building setback lines are flagged. Failure to properly flag the lot will result in a failed inspection.

Step 4: If the "location" footing/slab survey is required (as denoted by a neon green sticker on the permit card and the addition of a 145 Inspection on the Permit Card), the inspector will verify that the outer perimeter of the proposed structure is flagged and that the required original footing/slab location survey is in the permit box. Failure to post the required "location" survey and/or flag the structure perimeter will result in a failed 145 and 100 inspection.

Step 5: Upon approval of the 145 "location" inspection, the inspector will remove the original survey from the box and bring it back to the office for scanning and placement in the official record of the permit.